

## **ARTICLE 16**

### **HIGHER EDUCATION DISTRICT - HE-1**

#### **STATEMENT OF INTENT**

This district is intended to permit the location and growth of institutions of higher education in areas appropriate for such use.

#### **SECTION 16-1. USE REGULATIONS.**

Structures to be erected and land to be used shall be for the following uses:

- 16-1-1 Institutions of higher education.
- 16-1-2 Public utilities, such as poles, lines, distribution transformers, meters, water and sewer lines, booster or relay stations.
- 16-1-3 Accessory uses, as defined.
- 16-1-4 Off-Street Parking Areas as defined in Section 18-6 of this Ordinance for permitted and conditional uses in the HE-1 District and access drives for permitted and conditional uses in the B-2, B-1, CM-1, M-1, M-2, and MC Districts in accordance with Section 18-6 of this Ordinance. (8-12-97, TA-97-06, Ord. No. 019-97)
- 16-1-5 Signs in accordance with Section 18-8 of this Ordinance.

#### **SECTION 16-2. USES PERMITTED WITH A CONDITIONAL USE PERMIT.**

- 16-2-1 Transmitting and receiving facilities and towers for cellular communications systems and similar communications systems in accordance with Section 18-2-1.2 of this Ordinance. (2-13-96, Case TA-95-07, Ord. No. 002-96)

**Note:** The following sections renumbered. (2-13-96, Case TA-95-07, Ord. No. 002-96)

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### **SECTION 16-3. AREA REGULATIONS.**

The minimum lot area for permitted uses shall be as follows:

- 16-3-1 Institutions of higher education--For each main building containing or intended to contain a use associated with an institution of higher education, there shall be a minimum lot area of ten thousand (10,000) square feet.

### **SECTION 16-4. LOT WIDTH REGULATIONS.**

- 16-4-1 The minimum lot width for all permitted uses shall be one hundred (100) feet.

### **SECTION 16-5. SETBACK REGULATIONS.**

- 16-5-1 Main buildings: Thirty-five (35) feet.

### **SECTION 16-6. YARD REGULATIONS.**

- 16-5-1 Side. The minimum width of each side yard for permitted uses shall be ten (10) feet.
- 16-6-2 Rear. Each main structure shall have a rear yard of at least twenty-five (25) feet.

### **SECTION 16-7. HEIGHT REGULATIONS.**

- 16-7-1 Buildings may be erected up to thirty-five (35) feet from grade except that:
- 16-7-2 A building may be erected up to seventy-five (75) feet provided that the required side and rear yards are increased by one (1) foot for each foot of building height measured from the outside edge of the portion of the structure which is over thirty-five (35) feet. (06-13-95, Case TA-95-02, Ord. No. 027-95)
- 16-7-3 Church spires, belfries, cupolas, chimneys, flues, flag poles, television antennae, radio aerials, and equipment penthouses are exempt.

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### **SECTION 16-8. SPECIAL PROVISIONS FOR CORNER LOTS.**

- 16-8-1        Of the two (2) sides of a corner lot, the front shall be deemed to be the shorter of the two (2) sides fronting on streets.
- 16-8-2        The side yard facing on the side street shall be thirty-five (35) feet for both main and accessory buildings.

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